

**JOINT ECONOMIC DEVELOPMENT
STEERING COMMITTEE
NOVEMBER 2, 2001
8:00 A.M.**

1. ROLL CALL

The meeting was called to order at 8:05 a.m. Present were Chair Wayne Arnold, Chuck Bonfiglio, Edna Moore, Jim Wachtstetter, Lynn Goldman, Councilmember Starkey (arrived at 8:15 a.m.) and Councilmember Truex. Vice-Chair Kovac resigned in September. Also present were Economic Development Manager Margaret Wu and Committee Secretary Jenevia Edwards recording the meeting. Richard Abraham and Neal Kalis were absent.

2. OLD BUSINESS

2.1 Formulation of a Mission Statement

Chair Arnold indicated that the mission statement had been provided by Margaret Wu and he asked for comments. Ms. Goldman commented that she was new to the Committee and inquired if the Committee performed the functions mentioned in the statement. Chair Arnold explained that the function of the Committee was in an advisory capacity and the functions were more visionary in nature. Discussion ensued with Ms. Goldman commenting that the wording should be changed to read "working together in an advisory capacity to increase. . ."; Councilmember Starkey indicated that it was her impression that the Committee actively performed the functions mentioned. Chair Arnold commented that some of the problems may be with Administration and Council that was confined to a particular philosophy which was generally always anti-development. He indicated that one function that could be added without making any changes to the mission statement was to get a determination on what areas of development could occur in an economic manner in business, light industry in the present Land Use Plan. Chair Arnold referred to the tax base and indicated that it had become so small that it would not be able to sustain the operation of the Town. He expressed the opinion that the mission statement was excellent and should be re-instituted and that a copy should be forwarded to all Council members and the Town Administrator. Councilmember Truex agreed and felt that the mission statement would be "watered down" if new wording was added. A lengthy discussion ensued with Councilmember Starkey commenting that her understanding was that the Committee did not only operate in an advisory capacity, but to actively seek businesses. She added that each Committee member operated in that capacity either naturally or by the nature of their business. Councilmember Starkey agreed that the mission statement should be re-visited. She commented that the Town had done a good job in keeping the millage rate down and sustaining the tax base, but the increase in residential homes, although some brought a significant amount of funds to the Town, they also depleted the services.

Councilmember Starkey referred to Ms. Wu's work with the Andrx project and commented that she should be commended. She indicated that through the Andrx project, a significant amount of employees would be brought to the Town. Councilmember Starkey if there were reasons why big or small businesses were not coming to the Town, they should be resolved.

Mr. Bonfiglio made a motion, seconded by Mr. Wachstetter, that the existing mission statement be readopted and that copies be sent to all of Council and the Town Administrator. Ms. Moore added that in addition to copies being sent to Council and the Town Administrator,

JOINT ECONOMIC DEVELOPMENT

STEERING COMMITTEE

NOVEMBER 2, 2001

copies should be sent to every department. In a voice vote, with Messrs. Abraham and Kalis being absent, all voted in favor. **(Motion carried 7-0)**

Chair Arnold commented that if Committee members had any supplemental comments, it should be brought to his attention at the next meeting. He added that specific formula should be stated for achieving some of the goals set forth in the mission statement.

Chair Arnold referred to a letter that was requested by the Committee to be addressed to Mayor regarding the possibility of the Town securing the Waldrep Dairy Farm. He read the letter and distributed copies to the Committee members.

Mr. Bonfiglio made a motion, seconded by Councilmember Starkey, to approve the letter as drafted. In a voice vote, with Messrs. Abraham and Kalis being absent, all voted in favor. **(Motion carried 7-0)**

Councilmember Truex suggested that there should be a follow-up to the letter. A brief discussion followed regarding items for the agenda as well as other plans for enticement in addition to the letter. Ms. Moore referred to the growth of Nova Southeastern University, and commented that the potential for the Nova Southeastern University expansion into that area was unlimited. She added that there might be a way to present this to the Waldrep Dairy Farm representative.

3. NEW BUSINESS

3.1 Agrarian Committee

Mr. Wachstetter advised that the Agrarian Committee was still in the process of trying to determine which guideline to follow in terms of determining what was a farm. He added that he would provide a full report as soon as a legal response was received.

3.2 Community Redevelopment Agency

As there was no representative present, no report was made.

Chair Arnold advised that Vice-Chair Kovac had resigned and asked for a nomination for Vice-Chair. Councilmember Truex nominated Mr. Bonfiglio. There were no other nominations. In a voice vote, with Messrs. Abraham and Kalis being absent, all voted in favor. **(Motion carried 7-0)**

3.3 Davie/Cooper City Chamber of Commerce

Vice-Chair Bonfiglio advised that the 61st Annual Sunshine State Pro Rodeo would be held on November 24th and the "Under the Harvest Moon" event had been extremely successful. He indicated that the Chamber's Annual Planning Session was in progress at the Ark Restaurant and all interested Committee members could attend at the end of the meeting. Vice-Chair Bonfiglio commented that Executive Director Arlene Broleman was no longer at the Chamber.

3.4 Davie Economic Development Council

As there was no representative present, no report was made.

**JOINT ECONOMIC DEVELOPMENT
STEERING COMMITTEE
NOVEMBER 2, 2001**

3.5 Davie Merchants and Industrial Association

Chair Arnold advised that the annual covered dish dinner would be held on November 26th. He indicated that the Annual Dinner would be held in January; however, a decision had not been made on the location.

3.6 Planning and Zoning Board

Ms. Moore commented that she continued to be shocked by the unfair and restrictive ordinances set forth by the Development Services Department. She indicated that there was an ordinance that had changed the vested rights appeal for petitioners and there was a fee for applications that were not approved the Development Services Department. Ms. Moore commented that whether the petitioner was right or wrong, the fee was not refunded and it was her opinion that someone with vested rights should not have to pay to prove these rights to Council. She added that she believed that all property owners in the Town would be affected.

Councilmember Starkey responded that the initial vested rights determination was made through an expensive permitting process and it was cheaper for the petitioner to pay the fee than to repeat that process. She added that the vested rights appeals process allowed for absorption of the administrative costs which was minimal compared to the permitting cost. In addition to the cost, the petitioner could not reapply for at least one year. A lengthy discussion ensued with Councilmember Truex commenting that if the Town was in error in making a determination, it should absorb the cost. Councilmember Starkey added that the appeal process offered more flexibility. Ms. Moore reiterated that the process would affect both property owners and developers alike.

Vice-Chair Bonfiglio asked for a reason as to why the Stiles project was turned down by the Planning and Zoning Board. Ms. Moore provided an explanation and added that she had voted in favor of the project although she did not agree with the plan. Councilmember Starkey explained that the developer had made several changes to the plan and the new site plans were being presented to Council. She added that several attempts to meet with the Laurel Oaks community as well as the developer had failed. A lengthy discussion followed regarding problems surrounding meeting with residents in the community. Councilmember Starkey indicated that a meeting was scheduled for October 15th; however it was not well attended.

Vice-Chair Bonfiglio indicated that the new site plans had been examined by the Chamber and the development appeared to be acceptable. However, there were concerns by the Laurel Oaks residents regarding the two entrances and a revision was made changing it to only one entrance which appeared to alleviate that problem. Councilmember Starkey added that other changes were made to the site plan. Vice-Chair Bonfiglio added that the developer had attempted to make the necessary changes to accommodate the residents of the Laurel Oaks community. He inquired as the amount of tax dollars to the Town that would be generated by this development. Ms. Wu indicated that she was not sure as no analysis had been completed.

3.7 South Florida Education Center

JOINT ECONOMIC DEVELOPMENT

STEERING COMMITTEE

NOVEMBER 2, 2001

Ms. Goldman advised that the South Florida Education Center sponsored the last Chamber breakfast where Robert Boegli had made a presentation. She commented that the presentation included the opening of the new Student Services building as well as the Nova Southeastern University library. Ms. Goldman added that McFatter Technical Center recently

opened its International Village which were modular units housing 1500+ ESOL students from 83 countries. She commented that the wooden bridge which linked McFatter Technical Center and Broward Community College was opened.

Ms. Wu asked if the landscaping was already completed with Ms. Goldman responding that she was not sure.

3.8 Town Council

Councilmember Truex referred to the Stiles Corporation indicating that they did not have the absolute right to the zoning they were requesting, only the right to business zoning.

Councilmember Starkey referred to the hometown security team that was formed by the Town and commented that this team was attempting to provide information as to how to achieve hometown security and ways to protect employees as well as government structures, businesses and residents. She indicated that the Town would be having a community forum in November which would be hosted by Nova Southeastern University and would be a partnership between the League of Women Voters, the Town and Nova Southeastern University. Councilmember Starkey added that there would be a panel of speakers and flyers would be distributed when a date was secured. She commented that she hoped that this forum would provide answers to the community which would eliminate miscommunication.

Chair Arnold indicated that the Community Relations Advisory Board had passed a resolution in support of the hometown security meeting and inquired if she wanted a resolution from the Committee as well. Councilmember Starkey responded that there did not appear to be any resistance from the Committee so a resolution was not necessary. She added that a notice would be placed in the Davie Update announcing the meeting.

4. COMMENTS AND/OR SUGGESTIONS

Chair Arnold wished the Committee members a happy Thanksgiving.

5. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 9:00 a.m.

Approved: _____

Chair/Committee Member